



AGENDA

BOARD OF DIRECTORS

Cheryl Cox, Chair

Steve Castaneda

Paul Desrochers

Chris Lewis

John McCann

Doug Paul

Rudy Ramirez

Jerry Rindone

Christopher Rooney

OFFICERS

Jim Thomson, Interim CEO

Maria Kachadoorian, CFO

Ann Moore, General Counsel

Ann Hix, Secretary

REGULAR MEETING OF THE CHULA VISTA REDEVELOPMENT CORPORATION (CVRC) AND REDEVELOPMENT AGENCY AND ADJOURNED REGULAR MEETING OF THE CITY COUNCIL

Thursday, April 26, 2007, 6:00 p.m.

COUNCIL CHAMBERS
276 FOURTH AVENUE
CHULA VISTA, CA 91910

CALL TO ORDER

CVRC ROLL CALL

Directors Castaneda, Desrochers, Lewis, McCann, Paul, Ramirez, Rindone, Rooney and Chair Cox

CITY COUNCIL/REDEVELOPMENT AGENCY ROLL CALL

Council/Agency Members Castaneda, McCann, Ramirez, Rindone, and Mayor/Chair Cox

PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE

1. APPROVAL OF MINUTES

Staff recommendation:

- a. That the **Chula Vista Redevelopment Corporation** approve the minutes of March 22, 2007.

PUBLIC HEARINGS

The following items(s) have been advertised as public hearings as required by law. If you wish to speak on any item, please fill out a "Request to Speak" form (available in the lobby) and submit it to the Clerk prior to the meeting.

2. CONSIDERATION BY THE CHULA VISTA REDEVELOPMENT CORPORATION, CITY OF CHULA VISTA REDEVELOPMENT AGENCY AND CITY OF CHULA VISTA CITY COUNCIL OF THE URBAN CORE SPECIFIC PLAN (PCM NO. 07-01) AND RELATED REZONING ACTIONS

The proposed UCSP consists of a neighborhood level planning document that provides new zoning regulations, development standards and design guidelines to implement land use designations, policies and objectives of the 2005 General Plan for the area described above, and associated amendments to the Town Centre I Redevelopment Plan and implementing documents, and certification of a Final Environmental Impact Report.

Staff Recommendation:

That the CVRC adopt the following resolutions:

- 2A. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION OF THE CITY OF CHULA VISTA CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR 06-01) FOR THE URBAN CORE SPECIFIC PLAN AND RELATED ACTIONS; MAKING CERTAIN FINDINGS OF FACT; ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS; ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND RECOMMENDING THAT THE CITY COUNCIL CERTIFY EIR 06-01; AND RECOMMENDING THAT THE CITY COUNCIL ADOPT THE URBAN CORE SPECIFIC PLAN (PCM 07—01)**
- 2B. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVE AND ADOPT THE 2007 AMENDMENT OF THE TOWN CENTRE I REDEVELOPMENT PLAN**
- 2C. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION RECOMMENDING THAT THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA RESCIND CERTAIN IMPLEMENTING DOCUMENTS AND REQUIREMENTS OF THE TOWN CENTRE I REDEVELOPMENT PLAN**

Staff Recommendation:

That the Redevelopment Agency adopt the following resolution:

2D. RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA RESCINDING IMPLEMENTING DOCUMENTS OF THE TOWN CENTRE I REDEVELOPMENT PLAN

Staff Recommendation:

*That the **City Council** adopt the following resolution:*

2E. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR 06-01) FOR THE URBAN CORE SPECIFIC PLAN AND RELATED ACTIONS; MAKING CERTAIN FINDINGS OF FACT; ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS; AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Staff Recommendation:

*That the **City Council** place on first reading the following ordinances:*

2F. ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ADOPTING THE URBAN CORE SPECIFIC PLAN (PCM-07-01) AND RELATED REZONINGS TO IMPLEMENT THE 2005 GENERAL PLAN

2G. ORDINANCE OF THE CITY OF CHULA VISTA AMENDING THE TOWN CENTRE I REDEVELOPMENT PLAN THROUGH THE ADOPTION OF THE 2007 AMENDMENT TO THE REDEVELOPMENT PLAN

PUBLIC COMMENTS

Persons speaking during Public Comments may address the CVRC and/or RDA on any subject matter within the CVRC and/or RDA's jurisdiction that is not listed as an item on the agenda. State law generally prohibits the CVRC and/or RDA from taking action on any issue not included on the agenda, but, if appropriate, the CVRC and/or RDA may schedule the topic for future discussion or refer the matter to staff. Comments are limited to three minutes.

ACTION ITEMS

3. CONSIDERATION OF AMENDMENTS TO EXCLUSIVE NEGOTIATING AGREEMENTS FOR FOUR SITES WITHIN THE TOWN CENTRE I REDEVELOPMENT PROJECT AREA

The CVRC has entered into four Exclusive Negotiating Agreements that are due to expire on or around June 5, 2007. The ENAs are being amended to add an additional 300 days to the Negotiating Period to explore the development feasibility of the ENA properties in conjunction with the proposed adoption of the UCSP.

Staff Recommendation:

That the CVRC adopt the following resolutions:

3A. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION APPROVING A SECOND AMENDMENT TO EXCLUSIVE NEGOTIATING AGREEMENT WITH AVION DEVELOPMENT LLC FOR DEVELOPMENT OF THE THIRD AVENUE AND E STREET SOUTHEAST SITE.

3B. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION APPROVING A FIRST AMENDMENT TO EXCLUSIVE NEGOTIATING AGREEMENT WITH DOUGLAS WILSON COMPANIES FOR DEVELOPMENT OF THE CHURCH STREET AND DAVIDSON STREET WEST SITES.

3C. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION APPROVING A FIRST AMENDMENT TO EXCLUSIVE NEGOTIATING AGREEMENT WITH PUBLIC, A CALIFORNIA GENERAL PARTNERSHIP, FOR DEVELOPMENT OF THE CHURCH AND MADRONA NORTHWEST SITE.

3D. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION APPROVING A SECOND AMENDMENT TO EXCLUSIVE NEGOTIATING AGREEMENT WITH INTERGULF-MAR (PARK) LLC FOR DEVELOPMENT OF THE THIRD AVENUE AND G STREET NORTHWEST SITE.

4. CHIEF EXECUTIVE OFFICER'S REPORTS

- a. Revised CVRC Board Application

5. CHAIR'S REPORTS

- a. Consideration of formation of a subcommittee consisting of two independent directors to participate with two members from the Sweetwater Union High School District to review the district's Asset Utilization Project proposal and advise city staff

6. DIRECTORS' COMMENTS

ADJOURNMENT

The **Chula Vista Redevelopment Corporation/Redevelopment Agency** will adjourn to its regularly scheduled meeting on May 10, 2007, at 6:00 p.m.

The **Chula Vista City Council** will adjourn to its regularly scheduled meeting on May 1, 2007 at 4:00 p.m.

In compliance with the AMERICANS WITH DISABILITIES ACT

The Chula Vista Redevelopment Corporation requests individuals who require special accommodations to access, attend, and/or participate in a CVRC meeting, activity, or service request such accommodation at least forty-eight hours in advance for meetings and five days for scheduled services and activities. Please contact the Community Development Department for specific information at (619) 691-5047, or Telecommunications Devices for the Deaf (TDD) at (619) 585-5655. California Relay Service is also available for the hearing impaired.